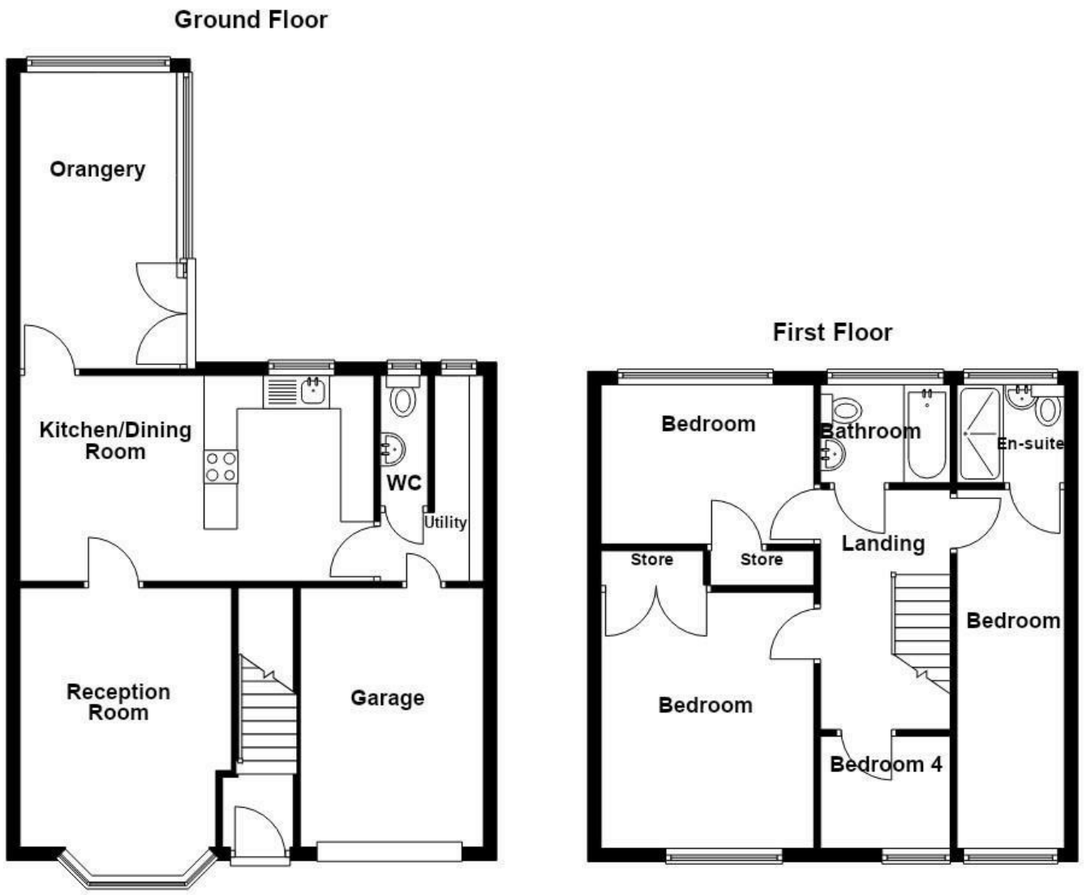
Keenans

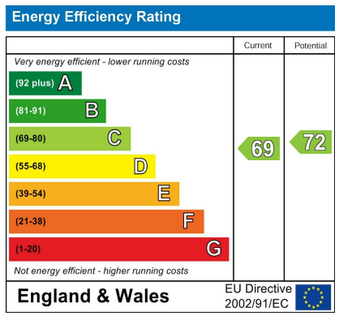












Longton Road, Burnley, BB12 0TF

Offers Over £280,000

A STUNNING FOUR BED DETACHED FAMILY HOME IN BURNLEY

Nestled on Longton Road in the charming town of Burnley, this delightful four-bedroom detached house is an ideal choice for growing families seeking both space and comfort. Spanning an impressive 1,076 square feet, the property boasts a well-designed layout that maximises both functionality and style.

Upon entering, you are welcomed into a spacious reception room, perfect for family gatherings or entertaining guests. The four generously sized bedrooms provide ample space for rest and relaxation, ensuring that everyone in the family has their own sanctuary. With two well-appointed bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The property is set within a large garden space, offering a wonderful outdoor area for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. This expansive garden is a rare find and adds significant value to the home.

Conveniently located close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making daily life both practical and enjoyable. The desirable

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

21 Manchester Road, BB11 1HG
Tel: 01282469023 | Email: burnley@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Longton Road, Burnley, BB12 0TF

Offers Over £280,000

4 2 1 C

- EPC Rating C

Ground Floor

Reception Room
12'10 x 10'6 (3.91m x 3.20m)

UPVC double glazed bow window, central heating radiator, open fire with stone hearth and wooden mantel, coving and door to open plan living kitchen.

Open Plan Living Kitchen
17'7 x 10'2 (5.36m x 3.10m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, one and a half bowl sink with drainer and mixer tap, oven with gas hob, space for fridge freezer, coving, laminate flooring and doors to utility and orangery.

Utility Room
10'2 x 5'1 (3.10m x 1.55m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, plumbing for washing machine, space for dryer, combination boiler and doors to WC and garage.

WC
6'5 x 2'4 (1.96m x 0.71m)

UPVC double glazed window, central heating radiator, low basin WC, wall mounted wash basin and vinyl flooring.

Orangery
14'8 x 7'9 (4.47m x 2.36m)

UPVC double glazed window, spotlights, laminate flooring and French doors to the rear.

First Floor

Bedroom One
17'9 x 5'4 (5.41m x 1.63m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite
5'4 x 4'10 (1.63m x 1.47m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, electric feed shower unit, tiled elevations, extractor fan and vinyl flooring.

Bedroom Two
12'8 x 10'7 (3.86m x 3.23m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three
10'7 x 7'11 (3.23m x 2.41m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Four
6'5 x 5'7 (1.96m x 1.70m)

UPVC double glazed window and central heating radiator.

Bathroom
6'5 x 4'10 (1.96m x 1.47m)

UPVC double glazed window, central heating radiator, low basin WC, vanity top wash basin, panelled bath with electric feed shower overhead, tiled elevations and vinyl flooring.










Tel: 01282469023

www.keenans-estateagents.co.uk